

# **HISTORIC PRESERVATION PLAN**

**WICHITA, KANSAS  
APRIL 2001**



Eaton Block Renovation

**Wichita/Sedgwick County Area Planning Department**

Front Cover: Computer generated rendering of Eaton Block Renovation courtesy of Wilson Darnell Mann, Architects.

HISTORIC PRESERVATION PLAN  
FOR  
WICHITA, KANSAS

PREPARED BY  
THE WICHITA/SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT  
CURRENT PLANS DIVISION  
APRIL 2001

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Dale Miller, Chief Planner, Current Plans Division  
Kathy L. Morgan, Senior Planner, Historic Preservation  
Carol Gilchrist, Graphics

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## **Preface**

In 1975, the City of Wichita adopted an ordinance that established a commission to oversee the protection of the city's historic resources. This commission has evolved into the Historic Preservation Board that has a broader scope than the first commission appointed in 1975. In 1979, Wichita became the first city in the nation to establish the office of the City Archaeologist.

This document is an update of the 1990 Historic Preservation Plan adopted by the City of Wichita. In the past decade, preservation organizations such as Historic Midtown Citizens Association, Historic Preservation Alliance, Save the John Mack Bridge, Friends of Campbell Castle, and Friends of Engine Station No. 6 have had positive impact on the historic built environment in Wichita.

Historic Midtown Citizens Association's efforts have resulted in stabilization of structures that would have been lost through demolition and neglect, stabilization and increase in property values, and an increase in owner occupied properties.

Preservation has intrinsic value in celebrating diverse cultural heritage and grounding us in our shared history and values. It has proven a valuable tool for economic development and environmental stewardship.

The most successful revitalization efforts in the country – Seattle, St. Paul, Charleston, San Francisco, Denver, Indianapolis, San Antonio, Columbus, Boston, and Baltimore – utilize historic rehabilitation as the core of their revitalization strategies. Successful efforts to create sustainable cities merge the old and the new.

People admire and seek out historic environments because they offer quality craftsmanship and materials, create variety, and encourage human interaction in a familiar, comfortable context. It is the goal of this plan update to briefly address where we came from, where we are at the time of this writing, and what we are going to do to meet the challenges of the next 10 years.



# INTRODUCTION

This update of the 1990 City of Wichita Historic Preservation Plan is intended to identify those goals and objectives that have been met and to incorporate new goals and objectives to build upon the successes achieved in Wichita. The content of the report is substantially unchanged with the exception of updating activities that have occurred at the federal, state and local level in the past ten years. The content of the appendices has also been modified to incorporate updated materials.

## Charleston Principles

- Identify those historic places and related natural features that give the community its special character and that can aid its future well being.
- Make the preservation of historic places an integral goal of planning for land use, economic development, housing and transportation.
- Adopt organizational, regulatory and incentive mechanisms to facilitate preservation, and provide the leadership to make them work.
- Develop revitalization strategies that capitalize on the existing assets of historic neighborhoods and commercial areas.
- Ensure that policies and decisions on community growth and development respect a community's heritage and enhance overall livability.
- Demand excellence in architectural design for new construction and in the stewardship of historic properties.
- Use a community's heritage to educate citizens of all ages and to build civic pride.

The purpose of a preservation plan is to provide for the continued identification, evaluation, protection and enhancement of historic properties. Preservation of the built environment provides a community the opportunity to celebrate its diverse cultural heritage by focusing on its historic resources that include its buildings, parks, bridges, monuments, and archaeological sites. The optimum goals for a preservation plan are to follow the "Charleston Principles" as outlined at the 44<sup>th</sup> National Preservation Conference.

Preservation is also a commitment to fiscal responsibility as the built environment represents taxpayer investment in infrastructure and building stock. Communities subscribing to sustainable development practices successfully integrate the old and the new by combining preservation, adaptive

reuse and new construction, citizens at large, city/county government, and property owners. The community reaps economic, environmental, social and cultural benefits as well as provides opportunity for architectural innovation, enhancement of the urban experience, and greater neighborhood stability.

The goal of the historic preservation process in Wichita is the integration of preservation considerations and techniques in planning and development decisions, both in the public and private sectors. In an effort to stabilize neighborhoods, commercial and residential, within the core area of the City, a task force is working to create a package of redevelopment incentives that will address such issues as financing, capital improvements, infrastructure, and the development of a rehab code

for existing buildings. Preservation of the older neighborhoods will be a key component in this process.

The U.S. Department of the Interior has issued three standards for preservation planning:

- **Preservation Planning Establishes Historic Contexts** – Decisions about preservation activities are most reliably made when the relationship of individual properties to other similar properties is understood.
- **Preservation Planning Uses Historic Contexts to Develop Goals and Priorities for the Identification, Evaluation, Registration and Treatment of Historic Properties** – Preservation goals are developed for each historic context to ensure that the range of properties representing the important aspects of each historic context is identified, evaluated and treated.
- **The Results of Preservation Planning Are Made Available for Integration Into Broader Planning Processes** – Make the results of preservation planning available to other governmental planning bodies and to private interests whose activities affect historic properties.

# **PRESERVATION PARTNERSHIP FRAMEWORK**

People in all areas of the nation – large cities, small towns and rural areas – have become more concerned about preserving the architectural and cultural evidence of America's national, regional and local heritage. The issue of urban sprawl has opened dialogue among planning professionals, preservation professionals and local governments and created planning practices identified as "Smart Growth," "Greenbelts," and "Farmland Preservation" just to mention a few. These issues have become part of the common vocabulary across the nation in the last five years. Small and large communities alike are addressing these issues in their comprehensive planning process.

Preservation and conservation of our natural resources and the built environment are prevalent themes in communities, large and small, that have attained success in creating sustainable communities. We are at a crossroads where market driven development must be balanced with conservation and preservation concerns. The preoccupation with these issues is evidenced in the amount of information available in printed media and Internet web sites.

## **National Efforts**

Historic properties are protected and preserved through a variety of federal, state, and local laws, private organizations, and various incentives programs. Local preservation ordinances provide the most substantive protection for historic resources.

Preservation efforts at the federal level can be traced back to the early 1900s with natural wilderness areas and battlefield parks. The Antiquities Act of 1906 provided some protection to historic sites, but it was not comprehensive in its scope. The Depression in the 1930s provided a boost to preservation activities with the Historic American Buildings Survey in 1933 by the National Park Service and the Historic Sites Act of 1935 that established the National Register of Historic Places.

In 1949, the U.S. Congress chartered the National Trust for Historic Preservation and provided funding for this organization through the Department of the Interior. Several years ago, Congress stopped providing funding and now the National Trust supports its programs through donations, memberships and program income.

Congress passed significant legislation in 1966 that reactivated the federal government's involvement in, and support for, preservation activities by both public and private groups. The Historic Preservation Act of 1966 mandated that all 50 states complete a comprehensive survey of historic resources and establish a State Historic Preservation Office (SHPO). The Act also established the Advisory Council on Historic Preservation that was charged with advising the President and Congress on all matters pertaining to preservation. The Council reviews and comments on federally funded or licensed projects that could have a significant impact on historic resources that are listed, or are eligible for listing, in the National Register of Historic Places. This is commonly known as Section 106 Review and is administered by individual state historic preservation offices, as are most other federally mandated preservation activities.

Also, the 1966 National Historic Preservation Act mandated the preservation of cultural properties of state and local, as well as national, significance. The Secretary of the Interior was authorized to expand the National Register of Historic Places, which is the official list of the nation's cultural resources designated for preservation. Listing in the National Register provides protection by requiring comment from the Advisory Council on Historic Preservation concerning the effect of federally-assisted projects on these resources, and allows owners who rehabilitate certified historic income producing properties to be eligible for federal tax benefits. In the last few years, there has been an effort to get legislation passed that would extend the federal tax benefits to homeowners of National Register properties.

The 1980 Amendments (P.L. 96-517) to the 1966 Historic Preservation Act re-authorized the National Historic Preservation Program, expanded the role and programs of the federal government, and provided for more participation by state and local governments in the federal program. This legislative act provided for the establishment of the Certified Local Government (CLG) program. The Department of the Interior and the states were required to establish mechanisms to "certify" qualified local governments to participate in identifying and nominating eligible properties to be included in the National Register and to develop mechanisms to protect historic resources at the local level.

In order to be designated by the National Park Service as a CLG, the governmental entity (city or county) must adopt an ordinance providing for the establishment of a historic preservation commission, outlining the duties of the commission, providing for historic resource surveys to be done and for the maintenance of records of identified historic resources. These activities are monitored by the SHPO through annual reports that are submitted by participating CLGs.

The Act allows local governments, certified or not, to participate with legal standing in the Section 106 protective process. It also directs federal agencies to nominate eligible properties within their jurisdiction to the National Register and requires higher standards of protection when federal agencies are planning projects that will affect National Historic Landmarks.

The National Register program underwent a major change in the nomination process. Privately owned properties must now have support of the property owner in order to be eligible for listing in the National Register and the various benefits and financial incentives available for listed properties. A majority of property owners within a potential historic district must object in order to prohibit listing. However, a property can be "determined eligible" for the Register by the Department of the Interior, and in such cases the Section 106 protection against adverse effects of federal undertakings remain.

Private sector preservation efforts are led by the National Trust for Historic Preservation. Chartered by Congress in 1949, the Trust provides information and advice to persons and groups on preservation issues, and is actively involved in the preservation efforts of communities across the nation through technical assistance and various grant, loan, and educational programs. The National Trust owns and operates a number of historic properties that are open to the public. The Trust only accepts ownership of properties if they are endowed to provide for the ongoing maintenance and upkeep of the property.

Preservation Action, Inc., founded in 1974 and located in Washington, D.C., is a registered national citizens' lobby whose purpose is to influence Congress in favor of historic preservation, neighborhood conservation, and greater awareness of the built environment. The organization produces a newsletter, provides advice to its members, and coordinates lobbying efforts of preservation, conservation and neighborhood groups.

## **State Efforts**

In July 1977, the Kansas State Legislature enacted the State Historic Preservation Act (K.S.A. 75 - 2725), which designated the Kansas State Historical Society (KSHS) as the state's preservation agency. The secretary of the KSHS was designated as the State Historic Preservation Officer. The SHPO was given the authority to review all proposed construction and/or demolition projects that directly or indirectly affect State or National Register properties in Kansas. The KSHS was empowered to undertake surveys to identify and document historic properties; prepare and maintain a statewide Register of Historic Places; establish standards for listing; propose a state historic preservation plan; acquire and preserve historic properties within the limits of the secretary's resources; qualify the state to receive federal aid for historic preservation; and disburse federal and state funds to local governments for historic preservation work.

The statewide preservation plan mandated in this statute was first prepared in 1978. The statewide plan has undergone several revisions and is updated annually. The plan outlines mid - and long-range goals and objectives, and identifies the policies in implementing historic preservation objectives. It also describes the interaction the SHPO has with other state agencies and identifies challenges in meeting the goals of the preservation plan.

In 1980, Congress amended the 1966 Historic Preservation Act to expand the State-Federal partnership to provide for participation by local government in preservation activities at the local level. Kansas implemented this Certified Local Government (CLG) program in 1985. Wichita was one of the first communities to attain Certified Local Government status in 1985. As of March 2001, there are nine communities participating in the program.

The powers and duties of the KSHS were expanded by KSA 75 -2716 to include review authority over any proposed projects that would occur within five hundred (500) feet of any property listed in the State or National Register of Historic Places. The term "project" is broadly defined to include any activity undertaken by anyone, or any political subdivision of the state that is supported by a grant from the state or any of its political jurisdictions; or any activity requiring the issuance of a permit or license by any political jurisdiction of the state. The State Historical Sites Board of Review (SHSBR) was also created under the expanded statute. The powers and duties of the SHSBR are to (a) approve nominations to the State and National Registers of Historic Places; (b) review state surveys of historic properties; (c) review the state preservation plan; and (d) approve the removal of properties from the State and/or National Registers of Historic Places.

In April 1989, the KSHS was granted the authority to accept conservation easements. KSA 58 -3803 allows the owners of properties of historical, architectural, archaeological, or cultural significance to grant conservation easements to governmental or not -for-profit organizations. These conservation easements can be used by preservation groups such as the KSHS, the city, or other qualified groups, to prevent the loss of significant architectural resources. In exchange for the easement, property owners are given considerations, primarily in the form of federal income tax deductions.

The Heritage Trust Fund was established in 1990 for the purpose of providing financial assistance in the form of grants to rehabilitate properties listed in the State and/or National Register of Historic Places. Heritage Trust Fund grants are highly competitive and are awarded on an annual cycle to governmental entities, not -for-profit organizations, for profit businesses and private individuals with certain conditions. Selection criteria and funding cycle dates are available from the SHPO.

The Preservation Act was amended again in 1995 to allow the SHPO to develop agreements with CLGs to perform all statutory responsibilities of the Kansas historic preservation law with regard to design review. Under the terms of the agreement, executed in October 1997, the local Historic Preservation Board reviews all projects affecting National/State Register properties or projects affecting the environs of these properties.

The Kansas State Historical Society is currently conducting public hearings to update the statewide plan. At the local level, goals and objectives are directed by the Historic Preservation Board to support the goals and objectives of the statewide preservation plan.

The Kansas Preservation Alliance (KPA), a private not-for-profit corporation, also supports preservation activities throughout the state. KPA's objectives are (a) the promotion of preservation in Kansas on a statewide basis through tours, lectures, educational courses, awards and public events; (b) to serve as a technical resource for local preservation efforts; (c) to help find solutions for problems and act as an exchange for ideas; (d) to provide encouragement and assistance to local efforts; and (e) to provide meaningful support to efforts of the Kansas State Historical Society and the National Trust for Historic Preservation.

## **Wichita Efforts**

Recognizing the importance of Wichita's historical and architectural heritage and the need for its protection, the Wichita City Council adopted a Historic Preservation Ordinance in 1975 (Chapter 2.12.1015-1026, as amended). The ordinance created the Historic Preservation Board (HPB) to advise the City Council on City-owned historic resources and to safeguard the architectural and cultural heritage of Wichita through the preservation of its historic resources. Additionally, the ordinance outlines procedures for the "protection, enhancement, preservation and use of historic resources" as elements of City policy and gives the Historic Preservation Board the responsibility of reviewing proposed changes to historic structures, properties, sites or objects in Wichita. At the time of this writing there are 40 State/National register listed properties, 32 locally designated properties, five locally designated historic districts and one National Register historic district (see Appendix A). The districts have some 350 structures within their boundaries (see Appendix B for maps of historic

districts).

In September 1998, the City Council adopted additional structures to the 1990 Undesignated Historic Resource List. There are now 464 structures and sites officially identified. The Undesignated Historic Resource List identifies those properties eligible for listing in the local register (see Appendix C). The historic preservation ordinance allows for a 60-day delay for demolition of undesignated properties.

The HPB also works to assure compliance with mandated project reviews, such as those required under Section 106 with regard to public works that use federally derived funds. Professional fulltime staff in the Historic Preservation Office of the Wichita-Sedgwick County Metropolitan Area Planning Department (MAPD) supports the activities of the HPB. The Historic Preservation Office, consisting of the Historic Preservation Board and the Senior Preservation Planner, has been funded solely through Community Development Block Grant (CDBG) funds since its inception in 1975.

The scope of duties of the Historic Preservation Board and the preservation planner include:

- Designation of properties to the Wichita Register of Historic Places;
- Maintaining files on all local, state and national register listed properties;
- Maintaining an Undesignated Historic Resource List which is updated periodically;
- Certificate of Appropriateness review, which ensures that only approved designs are issued permits in local historic districts and on locally designated historic structures;
- Design review of any State or National Register listed properties and environs review of any projects located within 500 feet of a listed property as specified in the agreement between the City of Wichita and the Kansas State Historical Society;
- Administration and marketing of the Historic Revolving Loan Program and the Historic Deferred Loan Program in conjunction with Neighborhood Improvement Services;
- Conducting workshops and publishing materials that provide public education regarding historic preservation principles, regulations and processes;
- Assisting homeowners and developers regarding preservation techniques and incentives through publications and on-site inspections;
- Managing state grant-funded contracts to survey historic neighborhoods, print educational materials and perform additional functions as identified in the National Historic Preservation Act of 1966, as amended, and provided for through state and federal regulations;
- Solicitation of additional funding and other assistance for the City's preservation-related activities; and
- Review of any activities that impact archaeological sites.

Each year historic preservation staff conducts a retreat with the HPB members to set a program of work to ensure that the scope of duties is being met by board activities and to ensure that the City of Wichita maintains its status as a Certified Local Government. Annual work plans are kept on file in the preservation planner's office and a copy is attached to the CLG annual report submitted to the Kansas State Historical Society.

A major challenge in being good stewards of historic resources within the community is the dynamic of working between several city departments and ensuring that permits are not issued without proper

review. In March 2000, the preservation office went on-line with an interactive computer program that links permitting, housing cases and planning to the same database. All listed properties, properties located within the 500 feet environs, and undesignated historic properties are identified in the system and the preservation office must provide approval before permits can be issued.

In October 1999, the City Council adopted a change to the Historic Revolving Loan Program that expanded the geographic area and building status of properties eligible to participate in the loan program. A Historic Deferred Loan Program was also created. In the process of expanding the financial programs, the staff also expanded the area of concentration from the 1915 city limits to include the area inside the 1919 city limits. As we progress into the new millennium, this boundary will change to accommodate those structures that will meet the criteria for listing in the Local, State and National registers of historic places.

The defining of a geographic area is important in the process of collecting information on extant structures for the purpose of preservation and redevelopment of central city residential and commercial neighborhoods. The 1990 Preservation Plan identified areas that were to be surveyed. As of June 2000, neighborhoods that have been surveyed include: Historic Midtown, Riverside, a portion of Delano, College Hill, Fairmount, a small area identified as the Dunbar District, and a portion of downtown that includes the Old Town District which is designated by a zoning overlay and not as an historic district. The map in Appendix D illustrates the 1919 city limits and the neighborhood boundaries within the defined area. Areas not assigned a neighborhood are commercial/industrial or are not affiliated with a neighborhood association.

In 1979, the City Council adopted Policy 3, which created the office of City Archaeologist. This was the first of its kind in the nation and the office remains staffed by graduate students under the direction of the Wichita State University (WSU) Anthropology Department chairperson. The City Archaeologist is responsible for advising the City on proper maintenance of archaeological sites within the metropolitan area, and surveying areas where construction projects are proposed. No formal plan for archaeological survey has been developed at this time. Unidentified archaeological sites become more important as the City continues to annex land and subdivisions develop in the county.

## **Private Development**

The 1990 Preservation Plan mentioned efforts to revitalize the Carey House Square District, East Douglas Historic District and the warehouse district that was collectively referred to as “Old Town.” Many changes have occurred in this area of town.

The Carey House Square District came under the ownership of the City and was marketed to a developer for a mixed-use venture – housing, retail and office. This \$16 million project – called Eaton Place – began in December 1999 and was completed in December 2000. A new tower annex was constructed to the south of the Eaton Hotel and all upper floors of the building were converted to affordable and market rate apartments – a total of 115 units. All first floor space is being reserved for restaurant, retail, and office space. The alley is closed to vehicular traffic to become a pedestrian arcade. Marketing of tenant space has already begun for this project. East Douglas remains



relatively unchanged and will probably begin to see more development activity with the Eaton Place project completed.

The warehouse district – now called Old Town – has also seen many changes. The City adopted a protective overlay zone and created a tax increment financing district to spur redevelopment of the warehouse district. The Morton-Simmons/Keen-Kutter Building was saved from demolition and opened in March 1999 as the Hotel at Old Town along with a conference center on Mosley Street across from the hotel. The City has invested several million dollars in public improvements that consist of surface parking lots, street projects, pedestrian curbs, and a parking garage on the north side of the Hotel at Old Town. This has become a mix of apartments, retail and entertainment businesses and continues to add new dimensions to the business mix. Design guidelines were developed and published in March 1999 for Old Town.

Neighborhood associations have become an important component in revitalizing older neighborhoods. Historic Midtown Citizens Association, College Hill Association, Fairmount Neighborhood Association, Delano Association, Riverside Citizens Association and North Riverside Association continue to be proactive in regard to the issues that impact their neighborhoods. Other neighborhood associations, not specifically identified in the 1990 Preservation Plan, active within the Central City (1919 City limits) include East Front, Hilltop/Jefferson, Kellogg School, Murdock, New Salem, North Central, North End, Power, Schweiter, South Central Improvement Alliance, Stanley-Aley, Sunflower, Sunnyside, The Elm, and Uptown (see Appendix D, Neighborhood Association Map).

## **Local Public – Private Preservation**

Wichita, Sedgwick County and the private sector have established three dynamic historical museums – The Kansas African American Museum, Old Cowtown Museum, and the Wichita-Sedgwick County Historical Museum. Other museums also offer opportunities to experience the development of Wichita and are a reflection of the founding fathers' efforts to bring culture and educational opportunities to its citizens.

The Kansas African-American Museum, founded in 1974, is housed in the Calvary Baptist Church. The neo-classical church was built in 1917 by the African American community and had been scheduled for demolition. In 1988, it was listed in the Register of Historic Kansas Places and the National Register of Historic Places and saved. Museum hours are Tuesday through Friday from 10 a.m. – 5 p.m. and Sunday from 2 p.m. – 6 p.m.

Old Cowtown Museum is a living history museum with 35 exhibit areas depicting life in Wichita and Sedgwick County during the period from 1865 -1880. Among the 35 exhibits are the 1869 Munger House, the 1874 Murdock House, the First Presbyterian Church and Wichita's first jail, built in 1870. Old Cowtown Museum provides a range of activities for all ages and is open to the public from March through October.

The Wichita-Sedgwick County Historical Museum, located in Old City Hall – a triple listed historic

property, is the home of permanent exhibits from the 19<sup>th</sup> and 20<sup>th</sup> centuries including decorative arts, dolls, toys, fine fashions and accessories. The museum also contains the most extensive collection of Wichita artifacts in the community – historic photographs of the community, publications and pieces of our built environment no longer standing. This museum is open Tuesday through Saturday year round.

# HISTORIC PRESERVATION ACTIVITIES

## Designated Historic Sites

The declaration of policy in the Preservation Ordinance for the City of Wichita confirms that landmark designation is a public necessity, and that this action: (a) enhances properties and the City's attraction; (b) safeguards the City's heritage; (c) fosters civic pride; (d) strengthens the local economy; and (e) promotes the use of landmarks among Wichita's citizens and visitors.

There are four types of historic site designation:

- National Register of Historic Places (NRHP) – administered by the U.S. Department of the Interior, National Park Service;
- Register of Historic Kansas Places (RHKP) – administered by the Kansas State Historical Society;
- Wichita Register of Historic Places (WRHP) – administered by the City of Wichita, Wichita/Sedgwick County Metropolitan Area Planning Department, Historic Preservation Office; and the
- Undesignated Historic Resource list – maintained by the Historic Preservation Planner, Wichita/Sedgwick County Metropolitan Area Planning Department and approved by the City Council.

Nomination and listing in any of the site designation categories is done with the approval of the property owner. For example, the Undesignated Historic Resource List is created by a survey conducted by the Historic Preservation Office, however, the property owner has elected not to have the site officially designated on any of the three registers. The other designations require review for approval of listing by the City of Wichita Historic Preservation Board for WRHP listing, the Kansas State Historic Sites Board of Review for RHKP listing and recommendation to the National Park Service for listing in the National Register of Historic Places. The listing of historic properties is not interdependent, however, most all resources that are listed in the NRHP are also RHKP listed, though not necessarily listed in the WRHP. Appendix A provides the official list of designated sites within the City of Wichita as of July 1, 2000. Appendix C is a combined listing of Undesignated Historic Resources identified in the 1990 Preservation Plan and the updated list adopted by City Council in September 1998.

The criteria for nomination and listing of sites in a particular register are:

*Historical importance* – The property has value as a part of the development, heritage or cultural characteristics of the city, state or nation; was the site of a significant historical event; is associated with a person or persons who significantly contributed to the culture and development of the city, state or nation. Example: the Carey House/Eaton Hotel, the Old County Courthouse and Civil War Soldier's and Sailor's Monument, or the Old City Hall.

*Architectural importance* – The property is characterized by a distinctive architectural style; is the work of an architect or master builder whose individual work has influenced the

development of the city, state or nation; embodies elements of excellent architectural design. Example: the Henry J. Allen House, the Aviary, or Campbell Castle.

*Geographical importance* – The property has physical characteristics that represent an established and familiar visual feature of a neighborhood, community or the city. Examples: the Morton-Simmons/Keen-Kutter Building, the Occidental Hotel, or University/Davis Hall.

*Archaeological importance* – The property has produced or may be expected to produce data affecting theories of historic or prehistoric resources. Example: the Hackberry or Painted Turtle Archaeological Sites.

Currently, there are 71 historic buildings, six historic districts comprised of approximately 400 contributing structures, and three archaeological sites. Of these, 37 are listed in the National Register of Historic Places, 43 are listed in the Register of Historic Kansas Places and 65 are listed in the Wichita Register of Historic Places. The combined Undesignated Resource List has 464 structures and/or sites. Several of these have been designated or demolished. Appendix C provides a listing by street address and gives the status of each.

A comprehensive survey has not been completed for the entire area comprising the 1919 City limits. Approximately 30 per cent of this area has been surveyed at the time of this plan update. The Historic Preservation Planner makes recommendations to the Historic Preservation Board each fiscal year to identify the next phase of the survey schedule. These surveys are funded through matching grants provided to Certified Local Government programs by the Kansas State Historical Society. These grants – Historic Preservation Fund – are awarded on a statewide competitive basis and the governmental entity must maintain their Certified Local Government status in order to be an eligible recipient for the funds.

Several neighborhoods have had potential districts identified. These are College Hill, North Market Street, and University Avenue in the Delano Neighborhood. The Hilltop Neighborhood has completed a redevelopment strategy study and there has been a designation component identified in recognition of the area as a World War II Defense Village.

Sedgwick County is eligible to become a Certified Local Government, but at this time has yet to be so designated. Because of this, there is no survey activity planned for the county outside the city of Wichita. CLG designation for county government is an identified goal listed in the Plan Recommendations section.

## **Preservation Alliance**

The Historic Preservation Alliance (HPA) was organized in 1992 as an outgrowth of special interest groups – Friends of Campbell Castle and Save the John Mack Bridge. This not-for-profit can act in ways that City government cannot and is providing a means to save structures that would otherwise be at the mercy of the bulldozer. Although a relatively young organization, the HPA has the potential to make significant contributions to the preservation efforts in Wichita.

## ZONING AND BUILDING CODES

Zoning and building code enforcement are extremely important considerations for preservation. Standard building codes are designed to address new construction and can present problems when interpreted for rehabilitation of older structures. The City of Wichita adopted the Uniform Code for Building Conservation (UCBC) as a companion to the Uniform Building Code, which allows for latitude in interpretation of addressing life safety codes for rehabilitation projects. The zoning code has undergone several changes, as has the historic preservation ordinance.

Office of Central Inspection (OCI) is currently working with two consultants to develop a rehabilitation code that will address building code issues for all existing structures and will have an historic building component. The consultants will be using the Nationally Applicable Recommended Rehabilitation Provisions (NARRP) published by the Department of Housing and Urban Development (HUD), the New Jersey Rehabilitation Code and the draft of the UCBC 2000 update as a basis for the Wichita Rehabilitation Code.

The impetus for developing this code came as a result of a directive from the City Manager's office to create a task force to review existing redevelopment incentives and make recommendations for additional incentives, if needed. The task force completed their review and submitted recommendations to the City Manager and City Council in December 1999. Adoption of a rehab code specifically designed for Wichita, Kansas was one of the recommendations in the task force report. A draft of the rehab code was completed in December 2000, with staff review and adoption by City Council scheduled for the first quarter of 2001.

The amendments to the Historic Landmark Preservation Ordinance provide for demolition by neglect, review of zone changes within 200 feet of a Wichita landmark or district, and a 60 day delay for demolition for listed properties and undesignated historic resources (see Appendix E – Historic Landmark Preservation Ordinance). These changes have been incorporated into the Unified Zoning Code and steps are being taken to identify zoning districts that could be downzoned.

# ECONOMICS

## Commercial

In the past 10 years, preservation activities in Wichita have changed the appearance of our commercial and residential areas. At the time of publication of the 1990 Preservation Plan, the Old Town District was just a study compiled by a consulting firm. Today Old Town (see Appendix B) is a thriving entertainment center whose anchors include a hotel and conference center, a four story parking garage, apartments, a variety of retail stores, restaurants, nightclubs, and a plaza that is the location for a farmers' market held every Saturday from May through mid-October.

This area is designated an overlay zoning district by ordinance (see Appendix F – Zoning Overlay Ordinance) and requires project review by the Old Town Design Review Committee (OTDRC). OTDRC has to issue a Certificate of Appropriateness before building or sign permits can be issued by OCI. In 1999, the Old Town Design Guidelines were published, and are provided free to property owners and tenants. The Historic Preservation Planner serves as one of the Old Town Design Review Committee members and provides assistance to property owners, tenants and sign companies in working through the process.

Old Town is also designated a Tax Increment Financing District, which has provided capital improvement funds to build landscaped surface parking lots, install curbside brick streets, and construct a four story parking garage. Tenants in Old Town pay a monthly fee for parking spaces whose number is dictated by occupancy type. This money goes back into maintenance of the public improvements in the area.

Another major project within two blocks of the Old Town District is Eaton Place. Eaton Place is the Carey House block on the south side of the 500 block of East Douglas. The City garnered ownership of this entire block – bounded by E. Douglas, S. St. Francis, E. William and S. Emporia – and published a prospectus looking for a development partner. MetroPlains Development, out of Minneapolis,

## The Economic Benefits of Historic Preservation

Rehabilitation activity is ranked in the top 20% of activities in:

- ◆ Increase in Household Incomes
- ◆ Number of Jobs Created
- ◆ Overall Impact

According to the National League of Cities:

- ◆ The 7<sup>th</sup> most often cited economic stimulus is historic preservation.
- ◆ 15 cities consider historic preservation as the keystone of their redevelopment efforts.

U.S. Department of Commerce statistics report:

- ◆ If no demolition is required, a major commercial rehabilitation will probably cost 12% less to 9% more than comparable new construction, with typical building cost savings of about 4 %
- ◆ If demolition is required for new construction, cost savings to rehabilitate range from 3 – 16 %
- ◆ Savings increase significantly when major building elements can be reused

Minnesota was selected as the developer. The project began in December 1999 and was completed in December 2000. The development consists of 115 market rate and affordable apartment units and a mix of commercial, retail and office in the street story of the buildings.

This project was a mix of finance packaging. A key component of the financing was the Historic Tax Credit. The Carey House Block has been listed in the National Register of Historic Places and MetroPlains will be receiving approximately \$2.5 million in historic tax credits. Industrial Revenue Bonds, HUD funds, and housing tax credits were also used to complete the \$16 million development package.

## **Residential**

Historic neighborhoods are seeing a comeback. Real estate in College Hill, Riverside and North Riverside sells quickly and has a good resale value. Local historic districts have contributed to the stabilization of the neighborhoods and rehabilitation of structures in the district has provided a ripple effect in the surrounding neighborhood areas.

A Historic Revolving Loan Program was set up using CDBG moneys that provides money to qualified applicants at four points below prime rate. There is no income guideline associated with this program. Originally, only contributing elements in designated historic districts and individually listed properties were eligible to participate in this program. In October 1999, City Council adopted a new set of guidelines that expanded the eligible area to include the Neighborhood Revitalization Area within the 1919 City limits and set a cap of \$10,000 for unlisted properties. The new program also established a Historic Deferred Loan Program with income guidelines and a cap of \$10,000 (see Appendix G). New HUD regulations that came into effect in September 2000 concerning lead base paint may cause some revision to the loan caps for unlisted properties.

## **Financial Incentives**

The Federal Historic 20% Tax Credit is being used more frequently than it was 10 years ago. The tax credit is still very much underutilized and should be marketed more aggressively to commercial (income producing) property owners. The plan recommendations will more fully outline the strategy to market the 20% and 10% historic federal tax credit.

Legislation has been introduced in the U.S. Congress for the past several years to establish a 20% Historic Home Owner's Tax Credit. Each year, a little more ground is gained, but preservationists across the country need to be more determined to lobby their elected officials to get this legislation passed.

In April 2001, Kansas Governor Graves signed a bill into law that provides a 25% state historic income tax credit for both commercial and residential renovation/rehabilitation. It is expected that this new incentive will spur more listings and preservation projects across the state.

There is a tax rebate program in place that provides a rebate of property taxes on the increase of

appraised value after rehabilitation projects are complete. This rebate applies to single family residences, multi-family residences and commercial property located within the Neighborhood Revitalization Area. Depending on the type of property use, rebates can be as high as 95% of the increase in appraised value.

In addition to the Historic Revolving Loan Program and the Historic Deferred Loan Program, waivers of building permit fees are available. Building permit fee waivers are available for residential construction – new construction, additions to existing structures, and rehabilitation of existing structures – for single family and two-family residences located within the Neighborhood Revitalization Area. Permit value must be at least \$10,000 and eligibility of the project is determined at the time the building permit is issued.



## PROMOTION AND EDUCATION

Success of any plan relies on the effectiveness of communicating the content of the document. In addition, a strong educational program, aimed at the general public and in particular historic property owners, must be implemented. The Historic Preservation Office has increased its efforts in education and promotion and must continue to expand this aspect of preservation planning.

The World Wide Web has provided tremendous opportunity to access information on any topic. The City of Wichita has set up a website that allows access to information on all city departments and public boards. Although still under construction with information continuing to be added, Historic Preservation activities can be found on the City's website. Included in the information are Certificate of Appropriateness applications, agendas and minutes from the Historic Preservation Board meetings, and local preservation brochures to mention a few. Once this plan is formally adopted by City Council, it will be available electronically.

Local media has also been a good partner in promoting preservation activities in Wichita. The City provides access to cable television public service announcements for city sponsored activities. This service has been used to promote Historic Preservation Week activities and the Historic Trolley tour very effectively. Again, this is underutilized.

Printed materials available from the Historic Preservation Office are a key component in promoting preservation activities in the community. The most popular piece is the ***Discover Historic Wichita!*** brochure. This guide to listed properties has information about the structure or site and is available at no cost from the Wichita/Sedgwick County Area Planning Department and the Wichita Area Chamber of Commerce.

Design guidelines are also available for historic neighborhoods to provide a road map to homeowners and contractors for proper rehabilitation practices. These guidelines provide a further reference to the Historic Preservation Board and the design review process in historic districts, for individually listed properties and for environs review. Published guidelines are available at no cost from the Historic Preservation Office. Publications include:

- Design Review Guidelines for the Topeka/Emporia, North Topeka/10<sup>th</sup> Street, Park Place/Fairview, and Bitting Historic Districts (1995)
- East Douglas Historic District Design Guidelines (revised 1996)
- Design in the College Hill Neighborhood (1998)
- Architectural Design Guidelines for the Old Town District (1998)

The preservation planner also conducts speaking engagements for local civic groups providing information on architectural styles (see Appendix H), old house maintenance (see Appendix I), updates on specific rehabilitation projects, and tours.

Preservation Week continues to be a venue to promote and educate the public. The Historic Preservation Alliance has become more involved with these activities and has offered lectures and house tours. Historic Midtown Citizens Association has an annual fall tour of homes that brings in

approximately 10,000 participants. The City of Wichita, Wichita Transit Authority, Historic Preservation Office and the Wichita Convention and Visitor's Bureau worked together to develop a one and one-half hour Historic Trolley Tour that was inaugurated May 25, 2000. The tour runs Memorial Day through Labor Day, Wednesday to Saturday at 10 a.m.

# PLAN RECOMMENDATIONS

## Archaeology

**Goal** – Enhance the development of archaeological resources and promote an awareness of the prehistoric human activity in the Wichita Area.

Objective – Conduct one program every year celebrating Archaeology Week in the local schools using local archaeological sites.

Strategy – Historic Preservation staff to work with City Archaeologist at Wichita State University to deliver programs to local schools.

Strategy – Historic Preservation staff to work with State Archaeologist at Kansas State Historical Society and Exploration Place museum to create an interactive display during Archaeology Week.

**Goal** – Integrate the City’s archaeology and historic preservation activities.

Objective – Involve City Archaeologist with monthly preservation board meetings.

Strategy – Evaluate current appointment and identify other professional archaeologists to fill the position.

Strategy – Move the office of City Archaeologist under the umbrella of the Historic Preservation Office.

Strategy – Establish the Historic Preservation Office as point of contact for request of service from the City Archaeologist.

Strategy – Appoint chairperson of the WSU Anthropology Department as an ex officio Historic Preservation Board member.

**Goal** – Ensure that potential archaeological sites are identified and demolitions of historic sites are archaeologically documented within the city limits.

Objective – Secure funding for archaeological surveys and project documentation through local funds and through grant applications.

Strategy – Establish a more defined relationship with the Anthropology Department at WSU to survey areas of potential growth identified in the 2030 Comprehensive Plan.

Strategy – Amend the historic preservation ordinance to require a preliminary archaeological survey when historic property is demolished.

## **Identification and Documentation**

**Goal** – Identify all historic resources within the City of Wichita and Sedgwick County.

Objective – Prevent loss of historic structures and sites as the City and County grow and expand.

Strategy – Work with Sedgwick County to get designated as a Certified Local Government so as to be eligible to apply for survey grants to supplement the efforts of the City Preservation Program.

Strategy - Establish partnership with WSU Public History Masters Degree Program to provide internship to complete the Sedgwick County survey.

**Goal** – Complete reconnaissance survey of 1919 City limits.

Objective – Provide support documentation on structures within the 1919 City limits for the purpose of identifying historically significant structures and sites.

Strategy – Develop a survey schedule and make application each year for Historic Preservation Fund Grants to complete the surveys.

Strategy – Maintain and update map identifying structures surveyed within 1919 City limits.

Strategy – Complete survey of Undesignated Historic Resource List.

Strategy – Maintain Tidemark database files to ensure that listed properties and undesignated properties remain current to ensure accurate permitting procedures.

**Goal** – Create a complete historic building resource file in MAPD.

Objective – Provide a more accurate method of retrieving historic resource information.

Strategy – Create a computer database of historic resource information.

Strategy – Create a CD ROM database of all slides filed by street address.

**Goal** – Collect survey data on extant structures built from 1920–1950.

Objective – Structures built within this time frame are the next resources to be eligible for listing in local, state or national registers.

Strategy – Develop a cooperative program with WSU to provide student man -hours to assist with reconnaissance survey.

## **Designation**

**Goal** – Keep register listed properties well maintained.

**Objective** – Reduce loss of historic structures through demolition by neglect.

**Strategy** – Conduct staff meetings with neighborhood inspectors to facilitate early identification of minor housing code violations.

**Goal** – Nominate and designate all known historic resources which meet designation criteria for historic landmarks, historic districts or conservation districts.

**Objective** – Get more properties from the Undesignated Historic Resource List on the Wichita Register of Historic Places.

**Strategy** – Use the reconnaissance survey of Undesignated Historic Resources to verify eligibility of local designation.

**Strategy** – Use staff time to contact property owners to encourage local listing by assisting with the nomination process.

**Goal** – Get more public school buildings listed in the local register.

**Objective** – Foster a better line of communication with USD 259 School Board.

**Strategy** – Continue to work with the Steering Committee for the renovation of school buildings identified for renovation in the April 2000 school bond election.

**Strategy** – Conduct meeting with USD 259 School Board to educate regarding the benefits of listing in the local register.

**Goal** – Assist with neighborhood planning process to identify character defining elements of the neighborhood.

**Objective** – Provide neighborhood associations with a plan to help guide redevelopment.

**Strategy** – Work closely with MAPD Land Use/Research to ensure historic components are included in neighborhood plans.

## **Implementation**

**Goal** – Seek to have appropriate Preservation Plan goals, recommendations and strategies adopted as

a plan element of the Comprehensive Plan.

Objective – Strengthen the Center City through improved housing and commercial opportunities.

Strategy – Identify areas of potential down-zoning to help stabilize residential neighborhoods.

**Goal** – Maintain monthly contact with neighborhood associations.

Objective – Work with neighborhood associations to maintain and/or improve quality of life.

Strategy – Market preservation programs and provide other preservation information on a regular basis to associations.

## **Organization**

**Goal** – Provide more assistance to property owners and neighborhood associations.

Objective – Increase numbers of properties listed in the historic registers and establish one historic district within each of the identified neighborhoods within the 1919 City limits.

Strategy – Utilize resources from Masters in Public History Program at WSU to assist with designation process.

Strategy – Find additional funds to increase number of fulltime staff.

**Goal** – Establish an organization to solicit funds and manage an endowment for preservation projects in historic neighborhoods.

Objective – Reduce dependency on CDBG funding for the Historic Revolving Loan Program and the Historic Deferred Loan Program.

Strategy – Identify potential funding sources from local and national grants.

## **Promotion and Education**

**Goal** – Provide continuing education credits for professionals whose practice is linked with preservation.

Objective – Provide seminars for local architects, realtors, homeowners, and developers.

Strategy – Preservation staff to develop seminars designed to expose architects to recommended rehabilitation treatments in a classroom setting and work with local and state American

Institute of Architects chapters to get seminars sanctioned for continuing education units.

Strategy – Preservation staff to develop seminars designed to educate realtors how to better market property in older neighborhoods and financial assistance programs available in the neighborhoods in a classroom setting and work with local and state Board of Realtors to get seminars sanctioned for continuing education units.

Strategy – Preservation staff to develop seminars designed to educate potential historic homeowners about available financial assistance, resources for replacement of original materials, and other issues encountered by historic homeowners.

Strategy – Accumulate a set of different sized (square footage) proper infill architectural plans (i.e., from Old House Journal and Wichita Eagle special publication) to provide to contractors.

Strategy – Preservation staff to develop seminars designed to market incentive programs for redevelopment and infill projects within the 1919 City limits.

**Goal** – Increase public awareness of available incentives for locating in the Central City area.

Objective – Increase number of owner occupied residential units in older neighborhoods.

Strategy – Develop a marketing strategy that would lend itself to disperse information through electronic media, brochures, and direct mail campaigns.

**Goal** – Promote quality of life in older neighborhoods.

Objective – Expose the general public to the option of living in older neighborhoods.

Strategy – Use home tours to promote older neighborhoods.

Strategy – Continue the historic trolley tours.

**Goal** – Promote the local non-profit preservation organization.

Objective – Strengthen the organization to provide a mechanism to address preservation issues that the Historic Preservation Board is prohibited from doing because of their quasi-governmental status.

Strategy – Conduct joint annual meeting with the Historic Preservation Alliance.

## **Zoning and Codes**

**Goal** – Use zoning and building code standards to support preservation and rehabilitation efforts.

Objective – Adopt a Rehabilitation Code for existing buildings.

Strategy – Continue to work with OCI and consultants to develop a draft document that will meet the needs of Wichita’s commercial and residential districts.

**Goal** – Maintain character defining features in older neighborhoods.

Objective – Provide for uniformity/density of land use by regulating design.

Strategy – Draft infill design guidelines for vacant lots in 1919 City limits.

Strategy – Evaluate current zoning districts to make recommendations for downzoning and provide a means to make it easier to convert upper floors of underutilized commercial buildings to residential.



# Glossary

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**Acanthus.** A common plant of the Mediterranean which in stylized form was used to decorate the lower section of the Corinthian and Composite orders. In scroll form it appears on friezes, panels, etc.

**Adaptive use.** The process of converting a building to a use other than that for which it was designed, e.g: changing a factory into housing.

**Addition.** New construction added to an existing building or structure.

**Alignment.** The arrangement of objects along a straight line.

**Alteration.** Work which impacts any architectural features.

**Amenity.** A building, object, area or landscape feature that makes an aesthetic contribution to the environment, rather than one that is purely utilitarian.

**Americans with Disabilities Act (ADA).** Federal Act (1991) that mandates reasonable access and accommodation of the needs of all individuals, e.g.: persons with a handicap or disability.

**Arch.** An arch of a curve consisting of a series of wedge-shaped blocks of stone or other material spanning an opening in a wall or colonnade, and in most cases supporting a wall or members above an opening.

**Architrave.** The lowest of the three

members of an entablature which extends from column to column and generally consists of three fascia or horizontal sections.

**Ashlar.** Masonry of smooth, squared stones set in regular courses with vertical joints as opposed to rubble, unhewn or rusticated stones. Examples: the Historic Sedgwick County Courthouse and the Sedgwick County Civil War Monument.

**Awning.** A sloped projection supported by a frame attached to the building façade or by posts anchored to the sidewalk.

**Balcony.** A platform projecting from a wall enclosed by a railing or balustrade and supported by brackets, columns, or cantilevered out.

**Baluster.** A short post or pillar in a series, usually turned or carved in any number of shapes and supporting a rail or coping, forming part of a balustrade. Example: Wichita-Sedgwick County Historical Museum.

**Balustrade.** A railing consisting of a series of balusters supporting a railing or coping at the top and anchored at the bottom. Example: Wichita-Sedgwick County Historical Museum.

**Bargeboard or vergeboard.** Boards covering the projecting portion of a gable roof. Bargeboards are sometimes decorated. Example: Residence on the northeast corner of Crestway and Second Street.

**Bay.** The vertical division of a building, defined by windows, columns, pilasters, etc.

**Bay window.** A window projecting from the body of a building; usually extends to ground level.

**Belt course.** A continuous horizontal band on an exterior wall, often of a contrasting material. Also called a stringcourse.

**Board and Batten.** Vertical siding composed of wide boards that do not overlap and narrow strips, or battens, nailed over the spaces between the boards.

**Bond.** In masonry or bricklaying, the arrangement of brick or stone in a wall by lapping them one upon the other to prevent vertical joints from falling over each other. There are various bonding patterns such as running, English and Flemish.

**Bracket.** A projection from the wall of stone, steel or other material used to support a cornice or a projecting weight.

**Bulkhead.** The panel between framing members and beneath the display windows in a storefront. Also known as a kick-panel.

**Cames.** A slender, suitably grooved ridge or bar, usually of lead, but also of zinc, used to connect and hold adjacent panes of glass in a window, especially in casements and stained-glass windows. Example: St. James Episcopal Church.

**Canopy.** A flat projection from the building façade for protecting the storefront and pedestrian traffic from the elements.

**Capital.** The crowning member of the

column and pilaster. The most distinguishing feature of the orders: Tuscan, Doric, Ionic, Corinthian, and Composite.

**Casement window.** A window with sashes hinged at the sides which usually opens out from a building.

**Cast iron.** Iron formed in a mold.

**Cast iron front.** A storefront made of glass and pieces of utilitarian and decorative iron cast in easily assembled parts.

**Certificate of Appropriateness.**

A document awarded by a preservation commission or architectural review board allowing an applicant to proceed with a proposed alteration, demolition or new construction in a designated area or site, following a determination of the proposals' suitability according to applicable criteria.

**Certified Rehabilitation.** Any rehabilitation of a certified historic structure that the Secretary of Interior has determined is consistent with the historical character of the property or the district in which the property is located.

**Clapboards.** Narrow, horizontal, overlapping wooden boards, usually thicker along the bottom edge, that form the outer skin of the walls of many wood frame houses. The horizontal lines of the overlaps generally are from four to six inches apart in older houses. Also called lap siding.

**Code enforcement.** Local regulation of building practices and enforcement of safety and housing code provisions, a principal tool to ensure neighborhood upkeep.

**Column.** A vertical support that is

cylindrical or circular. It can be free-standing or engaged and may be slightly tapering. Columns consist of a base, a shaft or drum that can be fluted or unfluted, and a capital. The column is designed to carry an entablature or another load, but when placed in a garden it can be without its entablature.

**Community Development Block Grant (CDBG).** A federal funding program that provides annual funding to eligible local governments for housing and community revitalization and development programs and for social services, particularly in low-and-moderate income areas.

**Comprehensive Plan.** A document guiding the future growth and development of an area. It provides a vision and direction for the area and a cohesive framework for decision making.

**Conservation archaeology.** A field of archaeology concerned with limiting excavations to a minimum, consistent with research objectives and with preserving archaeological sites for future scientific investigation.

**Coping.** The capping member of a wall or parapet.

**Corbeling.** A series of stepped or overlapped pieces of brick or stone forming a projection from the wall surface.

**Cornice.** The third and uppermost member of the entablature. A cornice usually projects beyond the other members of the entablature and acts like an eave. The composition can vary from order to order and is usually complex in nature.

**Course.** A horizontal layer or row of stones or bricks in a wall.

**Cresting.** A line of ornaments finishing a roof. Victorian houses often feature a small cast iron railing with decorative points on roofs and balconies.

**Crown moulding.** The horizontal moulding at the top of any feature, especially an interior wall or piece of furniture; angles away from the vertical surface.

**Cultural resource.** A building, structure, district, site, object or document that is of significance in American history, architecture, archaeology or culture.

**Cupola.** Another word for dome. Spherical, vaulted structure attached to the roof of a building and covering a circular or polygonal area, supported either on solid walls or upon four arches and usually placed on a drum. Examples: St. Mary's Roman Catholic Cathedral.

**Demolition by neglect.** The destruction of a building through abandonment or lack of maintenance.

**Dentil.** Tooth-like small blocks in the cornice of the Ionic, Corinthian and Composite cornices and less frequently in the Doric cornice. Dentils derive from the ends of the joists carrying a flat roof.

**Design guidelines.** Criteria developed by preservation commissions to identify design concerns in an area and to help property owners ensure that rehabilitation and new construction respect the character of designated buildings and districts.

**Design review.** The process of ascertaining whether modifications to historic and other structures, settings and districts meet standards of appropriateness established by a governing or advisory review board.

**Dormer.** A window with a roof of its own placed on a sloping roof usually illuminating a sleeping room.

**Double hung window.** A window having two sashes, one sliding vertically over the other.

**Easement.** A less-than-fee interest in real property acquired through donation or purchase and carried as a deed restriction or covenant to protect important open spaces, building facades and interiors.

**Eave.** The projecting overhand at the lower edge of a roof.

**E.I.F.S.** Acronym for “Exterior Insulating and Finish System.” This is a process by which a styrene board is adhered to wall sheathing and an elastomeric, synthetic stucco is applied. A common brand name is “Dryvit.”

**Elevation.** The external faces or sides of a building, can also be termed a façade. Also, a drawing made in projection on a vertical plane to show any one elevation or face of a building.

**Eminent domain.** The power of a government to acquire private property for public benefit after payment of just compensation.

**Entablature.** The upper part of the classical order consisting of an architrave, frieze and cornice.

**Façade.** The face or elevation of a building. Usually refers to the front face, but is also used to describe the rear and side elevations.

**Fanlight.** A semi-circular or semi-elliptical window with radiating muntins suggesting a fan.

**Fascia board.** The board that forms the horizontal band at the edge of an eave.

**Fenestration.** Usually refers to the arrangement of windows in a building.

**Finial.** The upper portion of a pinnacle at the top of a canopy, gable or the terminus to an architectural feature.

**Flashing.** Thin metal sheets used to make the intersections of roof planes and roof/wall junctures watertight.

**Flat arch.** A non-curved arch consisting of voussoirs (wedged shaped stones) laid flat rather than along a curved line. Also known as a Jack arch.

**Floor area ratio.** The relationship of the total floor area of a building to the land area of its site as defined in a ratio in which the numerator is the floor area, and the denominator is the site area.

**Footprint.** The outline of a building’s ground plan from a top view.

**Frame construction.** A method of construction in which the major parts consists of wood.

**French door.** A pair of doors with glazed panels extending the full length of the door and serving as both a door and window. Also called a French window.

**Frieze.** The middle member of a classical entablature located between the architrave and the cornice and found in all five orders. In the Greek Doric order, the frieze is decorated with triglyphs and metopes, and in the Roman Corinthian it can be decorated with sculpture.

**Gable.** The triangular portion of a wall above eave level which supports a roof with two sloping sides.

**Gable roof.** A pitched roof with one downward slop on either side of a central, horizontal ridge.

**Gazebo.** An outdoor pavilion or summer house popular for lawns and gardens of rural houses in the Victorian era.

**Half-timbered.** A building constructed with a timber frame infilled with plastered nogging so that the timbers form a geometric pattern on the exterior. This style of building was imitated in the 19<sup>th</sup> and early 20<sup>th</sup> centuries with the Tudor Revival.

**Header.** The width or the end of a brick, as opposed to the stretcher which is the length or side of the brick. So laid so that only the end or the width of the brick appears on the face of the wall. Used in bonding to form header and stretcher alternation. Alternation in each course on the face of the wall forms a Flemish bond. Alternation of a row of headers with a row of stretchers on the face of the wall forms English bond.

**Hip roof.** A roof that slopes inward from

all exterior walls forming a pyramid roof above a square plan.

**Historic District.** A geographically definable area with a significant concentration of buildings, structures, sites, spaces or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness or related historical and aesthetic associations. The significance of a district may be recognized through listing in a local, state or national register and may be protected legally through enactment of a local historic district ordinance administered by an historic district board or commission.

**Historical archaeology.** The study of the cultural remains of literate societies, including excavated material as well as above-ground resources such as buildings, pottery, weapons, tools, glassware, cutlery and textiles.

**Infill.** New construction where there had previously been an opening. Applies to new structures such as a new building between two older structures or new material such as block infill in an original window opening.

**Jalousie.** A type of window comprised of a series of horizontal slats connected to a mechanical device operated by a crank.

**Jamb.** The vertical side of a doorway or window.

**Joist.** Horizontal timbers supporting a floor.

**Keystone.** The central stone at the apex of an arch or a rib vault. Some keystones are carved or enlarged for decorative purposes and visual effect.

**Lancet window.** A slender arched window usually found in Gothic ecclesiastical architecture.

**Lattice.** Open screening formed by overlapping or interlaced grids of wood lath or metal bars.

**Light.** A single pane of glass.

**Lintel.** A horizontal beam bridging an opening which carries the weight of the wall above; usually made of stone or wood.

**Masonry.** Brick, block or stone which is secured with, mortar.

**Massing.** A term used to define the overall volume or size of a building.

**Mortar.** A mixture of sand, lime, cement, and water used as a binding agent in masonry construction.

**Moulding.** Linear decorative trim in various geometric profiles; generally used in cornices and as trim around window and door openings.

**Mullion.** A vertical element between two windows or door frames; a vertical framing member in the middle of a paneled door that runs between two rails.

**Muntin.** A secondary framing member to divide and hold the panes of glass in a window.

**National Register of Historic Places.** The nation's official list of buildings, sites, and districts which are important in our history or culture. Created by Congress in 1966 and administered by the

states through the National Park Service.

**The Orders.** The defining characteristic of classical architecture consisting of the column, usually with a base, a shaft- fluted or unfluted and usually composed of a series of drums, a capital and entablature. There are five orders: Tuscan, Doric, Ionic, Corinthian and Composite. The orders epitomize the post and lintel system of support. For the constituent parts of the orders see: acanthus, architrave, capital, column, cornice, dentil, entablature, frieze, and pilaster.

**Oriel window.** A bay window which projects from the wall of an upper story.

**Parapet.** A low wall or railing often used around a balcony or along the edge of a roof.

**Pediment.** A wide, low-pitched gable surmounting the façade of a building in a classical style; also, any similar triangular crowning element used over doors, windows and niches, usually triangular, but may be curved.

**Pergola.** An open grid supported by rows of columns for growing vines.

**Pilaster.** A shallow pier attached to a wall, often decorated to resemble classical columns; commonly used around doors and windows.

**Pitch.** A term which refers to the steepness of a roof slope.

**Portico.** A roofed space, open or partially enclosed, forming the entrance or the center piece of the façade of a temple, house, church, and often with detached or attached columns, usually surmounted by a pediment.

**Portland cement.** A hydraulic cement commonly used in the building trades and consisting of silica, lime and alumina mixed in the proper proportions, then burned in a kiln. The clinkers or vitrified product, when ground fine, form an extremely strong cement used to bind mortar. First produced in the 1870s in this country, it is inappropriate for soft historic brick.

**Post.** A piece of wood, metal, etc., usually long and square or cylindrical, set upright to support a building, sign, gate, etc.; pillar.

**Preservation.** The act or process of applying measures to sustain the existing form, integrity, and materials of a building or structure, and the existing form and vegetative cover of a site.

**Quoin.** Decorative blocks of stone, brick, or wood used on the corners of buildings.

**Rafter.** Any of the beams that slope from the ridge of a roof to the eaves and serve to support the roof.

**Recessed panel.** A decorative element that often functions as an area for signage.

**Reconstruction.** The act of reproducing by new construction the exact form and detail of a vanished building, structure, object or part thereof.

**Rehabilitation.** The process of returning a building to a state of usefulness through repair or alteration which preserves those features that are historically or architecturally significant.

**Relocation.** Any change in the location of a building from its present setting to

another setting.

**Renovation.** The act of returning a property to a state of utility through repair or alteration which makes possible a contemporary use.

**Restoration.** The act of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

**Ridge.** A horizontal, longitudinal timber at the apex of a roof supporting the ends of the rafters and sometimes decorated. Example: Allen-Lambe House.

**Rustication.** Roughening of stonework, brick, or concrete block to give greater articulation to each block. Examples: Wichita-Sedgwick County Historical Museum, Historic Sedgwick County Courthouse.

**Sash.** The moving units of a window that move within the fixed frame and may consist of one large pane of glass or be subdivided into smaller panes by thin members called muntins.

**Scale.** A term used to define the proportions of a building in relation to its surroundings.

**Section 106.** The provision of the National Historic Preservation Act of 1966 that requires that the head of a federal agency financing or licensing a project to make a determination of the effect of the project on property in or eligible for listing in the National Register of Historic Places.

**Sense of place.** The sum of attributes of a locality, neighborhood or property that gives it a unique and distinctive character.

**Setback.** A term used to define the distance a building is located from a street, sidewalk or property line.

**Shape.** The general outline of a building or its façade.

**Siding.** The narrow horizontal or vertical wood boards that form the outer face of the walls in a traditional wood frame house. Horizontal wood siding is also referred to as clapboards.

**Sill.** The lowest horizontal member in a frame or opening for a window or door. Also, the lowest horizontal member is a framed wall or partition.

**Soffit.** The underside of any subordinate member of a building, such as the under surface of an arch, cornice, eave, beam or stairway.

**Stabilization.** The essential maintenance of a deteriorated building to weatherproof the structure and establish structural stability.

**Stile.** A vertical piece in a panel or frame, as of a door or window.

**Storefront.** The street-level façade of a commercial building, usually having display windows.

**Streetscape.** The combination of building facades, sidewalks, street furniture, etc., that defines the street.

**Stretcher.** A brick laid with the long side exposed, as opposed to a header.

**Stucco.** Any kind of plasterwork, but usually an outside covering of Portland cement, lime, and sand, mixed with water and applied over wood or metal lath.

**Style.** A type of architecture distinguished by special characteristics of structure and ornament and often related in time; also, a general quality of distinctive character.

**Surround.** An encircling border or decorative frame, usually around a window or door.

**Transom.** A building term used for any small window over a door or another window. Usually found in residences and office buildings before the advent of air conditioning. Transoms were employed as a means of creating drafts of air through a building.

**Visual continuity.** A sense of unity or belonging together that elements of the built environment exhibit because of similarities among them.

**Water table.** A belt course projecting above a foundation to direct water away from it.

**Wrought iron.** Decorative iron that is hammered or forged into shape by hand.